

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 1.3
(ID # 24083)

MEETING DATE:
Tuesday, February 27, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Director's Hearing Decisions as Stated in the Report of Actions. Districts 1, 3, 4, and 5. [\$0]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE and FILE the Director's Hearing Notice of Decision for the Director's Hearing cases acted on by the Planning Director on **November 6, 2023**, and **December 4, 2023**, as stated in the Report of Actions.

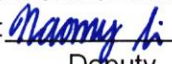
ACTION: Consent


John Hildebrand, Planning Director 1/23/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 27, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A revision to Ordinance No. 348 (Land Use), approved by the Board of Supervisors on March 2, 2021, resulted in changing how actions taken at Riverside County’s Director’s Hearing and Planning Commission are reported to the Board of Supervisors. Previously, Ordinance No. 348, specified that certain types of projects are required to be individually heard by the Board of Supervisors as a Receive and File (“R&F”) item. The amendment to Ordinance No. 348 standardized the way all projects are reported. Rather than some projects being subject to the R&F process, resulting in an inconsistent reporting process, now all actions taken at each Director’s Hearing and Planning Commission hearing will be taken as single Report of Actions item for the Board of Supervisors consideration.

The Director’s Hearing considered and took the following actions as stated in these Report of Actions related to hearings dated on **November 6, 2023, and December 4, 2023.**

Board Action

The Director’s Hearing decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person timely files a complete appeal application within 10 days from the date the action was taken at the Director’s Hearing.

Impact on Citizens and Businesses

The impacts of these projects have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

Each item’s fiscal information is detailed in the accompanying staff report package, which is available on the Riverside County’s Planning Department website here:

<https://planning.rctlma.org/Public-Hearings>

ATTACHMENTS:

- A. DIRECTOR’S HEARING REPORT OF ACTIONS – NOVEMBER 6, 2023**
- B. DIRECTOR’S HEARING REPORT OF ACTIONS – DECEMBER 4, 2023**

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



Jason Farin, Principal Management Analyst 2/20/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – November 6, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:31 p.m.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 37401** - Applicant: Isaac Williams - Representative: Jack Munroe - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (R:RM) -Location: North of Hidden Meadow Circle, east of Aria Circle, south of Vista De Montanas, and west of Calle Bandido - 21.27 gross acres - Residential Agricultural Zoning 5 Acre Minimum (R→ A-5) – Approved Project Description: Schedule 'H' subdivision of 20.83 gross acres into three (3) residential parcels ranging in size from 6.41 to 7.86 gross acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37401 extending the expiration date to March 16, 2026 - APN: 932-320-032 - Project Planner: Rosemary Montoya (951) 955-0897 or email at romontoya@rivco.org.

Planning Director's Actions:
Public Hearing Closed

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37401 extending the expiration date to March 16, 2026.

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

- 3.1 **PLOT PLAN WIRELESS No. 220006 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(e) (New construction or conversion of small structures) – Applicant: Coastal Business Group (AT&T) – Engineer/Representative: Brett Smirl – Fifth Supervisorial District – Juniper Flats Zoning Area – Lakeview/Nuevo Area Plan – General Plan Land Use Designation: Rural: Rural Residential (R:RR) – Zoning: R-A-5 (Residential Agricultural - 5 Acre Minimum) - Location: South of Jules Road, and west of Juniper Flats Road - **REQUEST:** To allow construction of a new disguised wireless telecommunication facility (cellular tower) to stand a maximum of 50 ft. tall and contain 15 antennas, in conjunction with various surface improvements including equipment cabinets, storage space and a diesel generator. Facility will be enclosed within a CMU block wall to stand a maximum of 10 ft. eight (8) inches tall – APN: 429-250-009 – Project Planner: Blanca Bernardino (951) 955-6503 or BBernardino@rivco.org

Planning Director's Actions:
Public Hearing: Closed

FOUND the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Plot Plan Wireless No. 220006, subject to the advisory notification document and conditions of approval.

4.0 SCOPING SESSION

SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 381 – GENERAL PLAN AMENDMENT NO. 1111 – CHANGE OF ZONE NO. 7774 – TENTATIVE TRACT MAP NO. 36452 – Applicant: Peak Emerald Acres, LLC – Engineer/Rep: Danielian Associates - Third Supervisorial District - Harvest Valley/Winchester Area Plan – Commercial Retail (CR) – Low Density Residential (LDR) – Medium High Density Residential (MHDR) – Rural Mountainous (RM) – 335.5 Acres - Location: Southerly of Florida

Planning Director's Actions:
Public Hearing Closed

ITEM Presented and opened for public comments. Public comments received at meeting for the Environmental Impact Report.

DIRECTOR'S HEARING – REPORT OF ACTIONS – November 6, 2023

Avenue/ SH-74, easterly of Calvert Avenue, northerly of Stetson Avenue, and westerly of California Avenue - Hemet-San Jacinto Zoning District - Zoning: Heavy Agriculture 10 Acre Minimum (A-2-10) – and Controlled Development Areas (W-2) - **REQUEST:** Specific Plan 381 is a proposal for a development program on 335.5 acres that consists of 75.2 acres for residential development ranging from medium density residential up to highest density Residential for up to 391 units total, five (5) acres of commercial designated land, 6.6 acres for parks, 191.3 acres for conservation habitat, 39.0 acres for conservation, and 0.8 acres for public facilities. General Plan Amendment 1111 is a proposal to establish boundaries of the Specific Plan and change the land use designation of the site from Commercial Retail (CR), Low Density Residential (LDR), Medium High Density Residential (MHDR), Rural Mountainous (RM) to the land uses reflected in the Specific Plan including Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation Habitat (OS-CH), Open Space – Conservation (OS-C), and Public Facilities (PF). Change of Zone 7774 is a proposal to change the zoning on the site from Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) to specific plan, establish a specific plan zoning ordinance that will include the permitted uses and development standards for each planning area of the specific plan, and establish the planning area boundaries of the specific plan. Tentative Tract Map 36452 is a proposal for a Schedule “A” subdivision of approximately 332.56 acres into 391 single-family residential lots, two (2) commercial lots for future development, 26 open space lots for drainage, parks, and landscaping, two (2) lots for open space conservation, and one (1) lot for a water pump and recycled water booster station. APN(s): 465-040-024, 465-040-016, 465-040-024, 465-050-005, and 465-050-006 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 **PUBLIC COMMENTS**

ADJOURNMENT: 1:41 p.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – December 4, 2023
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

1.0 **CONSENT CALENDAR**

NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 2.1 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – **REQUEST:** Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, item continued from October 30, 2023.

Planning Director's Actions:

Public Hearing: Closed

FOUND the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 37979, subject to the advisory notification document and conditions of approval.

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 3.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.

Planning Director's Actions:

Public Hearing: Open

CONTINUED to a date certain of January 22, 2024.

DIRECTOR'S HEARING – REPORT OF ACTIONS – December 4, 2023

- 3.2 **PLOT PLAN WIRELESS NO. 220007 - – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-pole. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pole and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.
- Planning Director's Actions:**
Public Hearing: Open
- CONTINUED** to a date certain of January 22, 2024.

4.0 SCOPING SESSION
NONE

5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:44 p.m.